

**MIDDLESEX TOWNSHIP PLANNING COMMISSION
REGULAR MEETING MINUTES
FEBRUARY 28, 2011**

START TIME: 7:00 p.m.

END TIME: 9:19 p.m.

MEMBERS PRESENT:

Michael Buchanan
Mike Cornfield
Larry Claycomb
Jim Dries
Tracy Gleim
Steve Zeigler

STAFF PRESENT:

Keith Brenneman, Township Solicitor
Mark D. Carpenter, Zoning Officer
Margie Flatley-Carpenter, CMT, Secretary
Bud Grove, Township Engineer
Jeff Kelly, Cumberland County Planning

MEMBERS & STAFF ABSENT:

Rod Groff

AGENDA:

1. APPROVE PAST MINUTES OF FEBRUARY 14, 2011
2. PUBLIC COMMENT
3. TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES
4. TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – VERSION 4.1
5. ZHB 11-1 BLUE BEACON OF PA, LLC
REVIEW SPECIAL EXCEPTION REQUEST TO ALLOW DRIVE-IN
TYPE ESTABLISHMENT USES - TRUCK WASH, ACCESSORY
OR PRINCIPAL TRUCK SCALE; AND ALTERATION OF
NONCONFORMING IMPERVIOUS AREA ON PROPERTY AT
1240 HARRISBURG PIKE IN THE CH-COMMERCIAL HIGHWAY
AND OS-CONSERVATION / OPEN SPACE DISTRICTS
(ZHB HEARING SCHEDULED FOR 03-09-2011)
6. OTHER BUSINESS:

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MEETING MINUTES

Larry Claycomb called the meeting to order at 7:00 p.m.

APPROVE PAST MINUTES OF FEBRUARY 14, 2011.

Mike Cornfield made a motion to approve the minutes of the February 14, 2011, meeting as amended. The motion was seconded by Michael Buchanan and passed unanimously.

PUBLIC COMMENT

Larry Claycomb asked for public comment and there was none.
Paul Kiesow from the Patriot News introduced himself.

**ZHB 11-1 BLUE BEACON OF PA, LLC: REVIEW SPECIAL EXCEPTION
REQUEST TO ALLOW DRIVE-IN TYPE ESTABLISHMENT USES -
TRUCK WASH, ACCESSORY OR PRINCIPAL TRUCK SCALE; AND
ALTERATION OF NONCONFORMING IMPERVIOUS AREA ON
PROPERTY AT 1240 HARRISBURG PIKE IN THE CH-COMMERCIAL
HIGHWAY AND OS-CONSERVATION / OPEN SPACE DISTRICTS
(ZHB HEARING SCHEDULED FOR 03-09-2011)**

Ron Lucas of Stevens & Lee Lawyers and Consultants, Dana Morse, Director of Real Estate and Development of Blue Beacon International, Inc., and Ron Secary of Snyder, Secary & Associates were in attendance. Mr. Lucas gave an overview of the proposal. Mr. Secary reviewed the highlights of the plan. A letter dated February 28, 2011 had been delivered to Mark Carpenter, Township Zoning Officer to address some questions that had arisen at the last meeting. Questions were asked and answered. Larry Claycomb reviewed the Planning Commission's responsibilities in this matter. There was extensive discussion of the various issues involved.

The following motion was made by Steve Zeigler.

"I move we recommend that the Zoning Hearing Board approve the request for a special exception by Blue Beacon of PA, LLC, to allow drive-in type establishment uses – truck wash, accessory or principle truck scale, and alteration of nonconforming impervious area on property at 1240 Harrisburg Pike in the CH -Commercial Highway and OS-Conservation/Open Space Districts (ZHB 11.1) with the following conditions:

1. That the items in the letter of commitment to Mark Carpenter, Township Zoning Officer, dated February 28, 2011, from Snyder, Secary & Associates, LLC, be met.
2. That the east facing side of the truck washout building be painted in an earth-tone color and with the horizontal Corporate Blue strip.

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3. That the development be generally consistent with the submitted sketch plan.
4. That all oil waste be disposed of in accordance with State and Federal laws."

This was seconded by Tracy Gleim and passed unanimously.

**TPF 10-4 PROPOSED ZONING ORDINANCE AMENDMENT
REGULATIONS FOR SOLAR ENERGY USES**

Jim Dries reviewed the accomplishments of the subcommittee. He explained the nomenclature in use. He pointed out several discussion points for the commission's review. Copies were distributed and each member was encouraged to review the ordinance. This will be on the agenda for the next meeting.

**TPF 10-6 REVIEW AND PROVIDE COMMENTS TO TOWNSHIP
ENGINEER ON MIDDLESEX TOWNSHIP STORMWATER
MANAGEMENT ORDINANCE – VERSION 4.1**

Bud Grove stated that he has revamped the ordinance since last month. Various issues were reviewed with Keith Brenneman, Township Solicitor, and Jeff Kelly, Cumberland County Planning Commission. Keith Brenneman, Township Solicitor, explained that he had reviewed the ordinance and made some changes to it. Jim Dries explained the issues that he was concerned about. There was extensive discussion of various issues. Mark Carpenter, Township Zoning Officer, will provide a copy of the ordinance in MSWord to Larry Claycomb and to Jim Dries so that Mr. Dries may make changes with the track changes showing and send it back to Mr. Grove.

OTHER BUSINESS:

Larry Claycomb had a question about the outreach meeting tomorrow and that there will be a discussion about wood furnaces.

There being no further business, Tracy Gleim made a motion to adjourn the meeting. The motion was seconded by Mike Cornfield and passed unanimously at 9:19 p.m.

Respectfully submitted by

Margie Flatley-Carpenter, CMT
Secretary to the Planning Commission